

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP13-003

Submitted: January 14, 2013

PROJECT DESCRIPTION:

A Conditional Use Permit to allow religious assembly use (Branham Lane Kingdom Hall) within an existing vacant building, with interior and exterior modifications, and minor site improvements on a 1.33 gross acre site.

| | |
|------------------|------------------------------------|
| Zoning | CN Commercial Neighborhood |
| General Plan | Neighborhood/ Community Commercial |
| Council District | 9 |
| Annexation Date | August 21, 1958 |

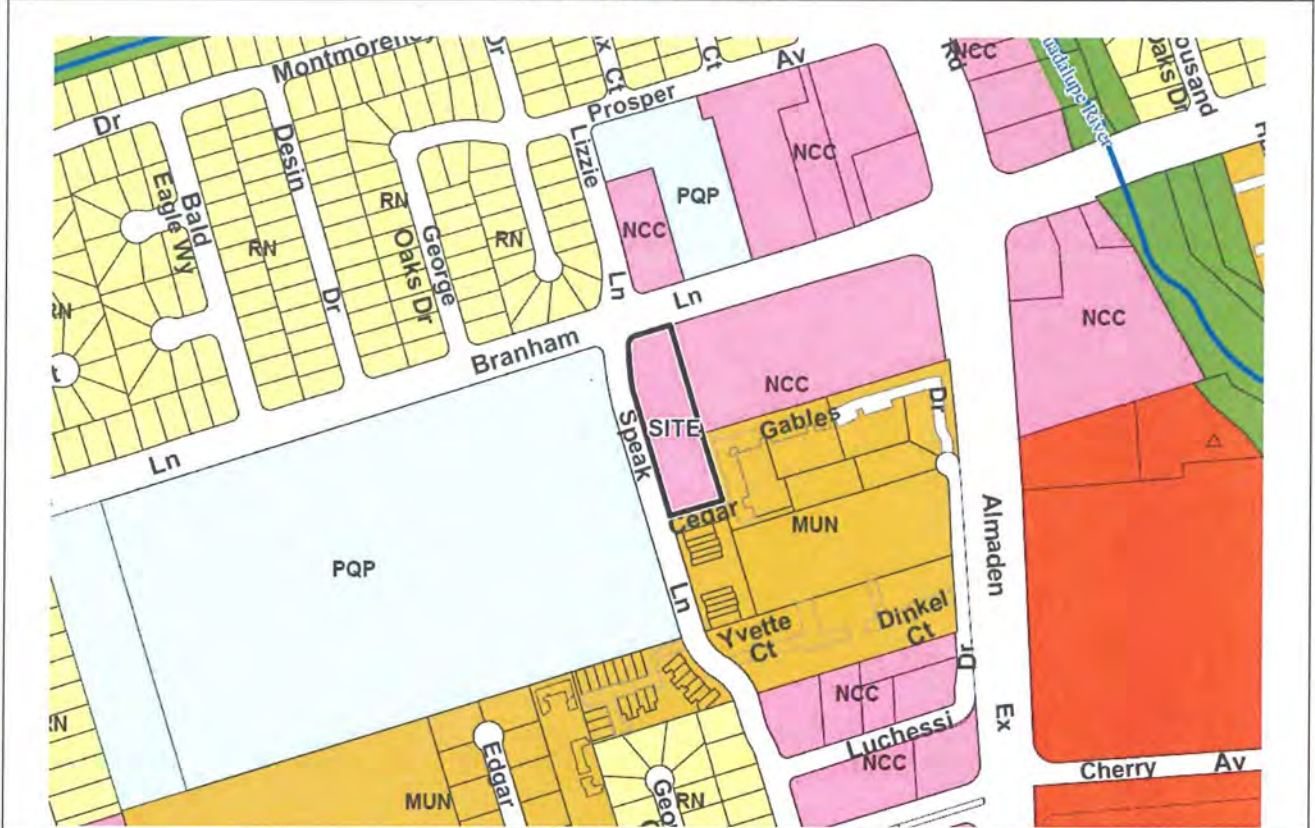
LOCATION:

Southeast corner of Branham Lane and Speak Lane (1188 Branham Lane)

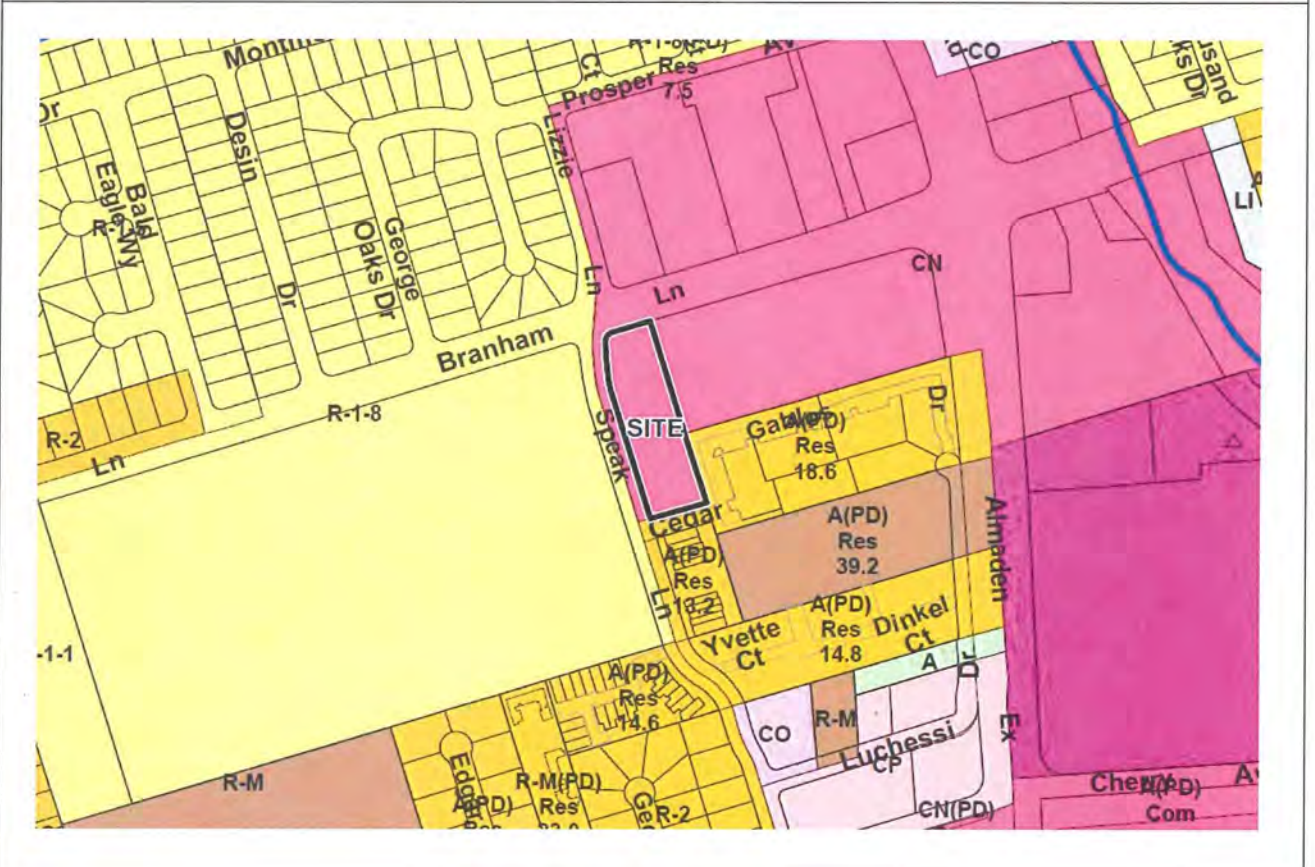
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the proposed Conditional Use Permit (File Number CP13-003) on the subject site for the following reasons:

1. The subject Conditional Use Permit is consistent with the Envision San Jose 2040 General Plan.
2. The findings for a Conditional Use Permit as required in the Zoning Ordinance can be made for approval of the proposed use.
3. The proposed use is exempt from review in accordance with the California Environmental Quality Act.

BACKGROUND

On January 14, 2013, Daniel Thomas, representing Edenvale Congregation of Jehovah's Witnesses, applied for a Conditional Use Permit to allow a religious assembly use (Branham Lane Kingdom Hall) within an existing building with interior and exterior modifications, and minor site improvements on a 1.33 gross acre site located on the southeast corner of Branham Lane and Speak Lane.

The existing retail center on the adjoining site was constructed around 1969, while Site Development Permits (File Numbers H75-061, H85-121, and H97-002) were approved for the two buildings on the subject site. These buildings were used for storage purposes by the adjoining retail center (Orchard Supply Hardware) and have been vacant since early 2012. The applicant has drafted a Congregation Plan, on file with the Department of Planning, Building and Code Enforcement, in order to effectively manage the total number of parishioners on site at any given time.

The proposed religious assembly use, Edenvale Congregation of Jehovah's Witnesses is a non-profit religious corporation. The applicant has agreed to provide an irrevocable offer to the adjoining property for a cross access easement access onto Speak Lane so that parking areas along Branham Lane are linked and driveways shared to improve traffic circulation and safety within the neighborhood.

Project Description

The subject site consists of an existing 7,889 square foot warehouse building situated along Speak Lane with 57 parking spaces. The proposed religious assembly use is provided with two auditoriums for congregation with 151 and 196 fixed seats. Ancillary office and library spaces are provided on either side of the entrance. The proposed exterior modifications include addition of two entrance porches, new stucco finish on existing CMU walls and minor fenestration changes. Site modifications include the creation of a parking lot on an existing paved area to the south of the subject site. The existing eight foot tall precast concrete wall along the west property line is proposed to be removed to provide enhanced site visibility for the proposed religious assembly use. The existing peripheral walls along the south and east property lines shall be retained to provide segregation from residential uses.

Nine ordinance sized trees measuring between 56 and 75 inches, and ten non-ordinance sized trees are proposed to be removed as a part of this project and provided with new replacement trees.

The proposed hours of congregation are from 9:00 a.m. to 6:00 p.m. on weekends and 7:15 p.m. to 9:15 p.m. on weekdays. The congregation does not meet on Fridays.

Site and Surrounding Uses

The project site is located on the southeast corner of Branham Lane and Speak Lane (1188 Branham Lane), and is bounded by commercial and institutional uses to the west, residential uses to the south, and residential and retail uses to the east. Commercial uses are located to the north across Branham Lane.

ANALYSIS

The proposed Conditional Use Permit was analyzed with respect to conformance with: 1) Envision San Jose 2040 General Plan, 2) City of San Jose Zoning Ordinance, and 3) California Environmental Quality Act.

Envision San Jose 2040 General Plan Conformance

The Envision San Jose 2040 General Plan LandUse/Transportation Diagram designation for this site is Neighborhood/ Community Commercial. The General Plan identifies religious assembly uses as appropriate uses to enhance neighborhood identity. The proposed project is in conformance with the aforementioned designation. In addition, it is consistent with several of the Plan's goals and policies including: Goal VN-1 to develop new and preserve and enhance existing neighborhoods to be vibrant, attractive and complete, and Vibrant Neighborhood Policy VN-1.2 that supports the maintenance of existing community services and gathering spaces that allow for increased social interaction of neighbors.

Zoning Ordinance Conformance

The subject site is located in the CN Commercial Neighborhood Zoning District that allows religious assembly uses with the issuance of a Conditional Use Permit. The uses proposed with this Conditional Use Permit request, such as prayer services and group meetings, are ancillary to religious assembly use. The applicant has segregated the religious assembly use into specific sessions in order to better regulate the number of persons attending each event and has provided a schedule and hours of operation (see attached Congregation Plan). The project site requires a total number of 87 parking spaces based upon one (1) parking space per four (4) seats provided for assembly. A total of eighty nine (89) off-street parking spaces are provided on the subject site.

In order to approve a Conditional Use Permit per Section 20.100.720 of the Zoning Ordinance, the Planning Commission has to make the following three specific findings:

- 1) The proposed use at the location requested will not:
 - a) Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b) Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c) Be detrimental to public health, safety or general welfare; and

Analysis of Required Finding: This finding can be made because the draft Conditional Use Permit resolution includes conditions to ensure that the subject site remains a good neighbor, does not cause any adverse impacts to surrounding uses, and that the property owner effectively addresses potential graffiti, litter, etc.

- 2) The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

Analysis of Required Finding: This finding can be made in that the use will operate within an existing facility and the applicant agrees to manage the congregation schedule to regulate the total number of parishioners on site at any given time. No additional square footage is being added to the existing structure except for an entrance porch on the south façade.

- 3) The proposed site is adequately served:

- a) By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
- b) By other public or private service facilities as are required.

Analysis of Required Finding: The project site is sufficiently served by the existing transportation system. As noted above, the applicant agrees to manage the congregation schedule to regulate the total number of participants at any given time.

California Environmental Quality Act (CEQA)

Under the provisions of Section 15301(e)(Existing Facilities) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. This proposal includes minor interior alterations. No new construction is proposed.

CONCLUSION

The subject Conditional Use Permit is consistent with the Envision San Jose 2040 General Plan. As discussed in this report and set forth in the draft Resolution, staff anticipates that the religious assembly use would utilize and enhance an existing vacant facility for the benefit of the congregation. In addition to façade and site improvements, the applicant would provide an offer for an irrevocable cross-access easement to the adjoining property owner to the east of the subject site in order to provide direct vehicular access onto Speak Lane. Staff is supportive of this project with the belief that enforcement of the permit conditions included in the draft Resolution along with the Congregation Plan would minimize the impacts of the religious assembly use on the adjoining neighborhood.

PUBLIC OUTREACH

Outreach was conducted consistent with City Council Policy 6-30: Public Outreach. An on-site sign describing the project was posted at the subject site. Property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission hearing. A community meeting conducted on March 18, 2013 at the John Muir Middle School had a total of 120 neighboring residents and parish members in attendance. All attendees were in favor of the proposed project. This staff report has been posted on the City's web site. Staff has been available to discuss the proposal with interested members of the public. No comments have been received from the neighborhood until this date.

Project Manager: Aparna Ankola

Approved by:  **Date:** 04/26/2013

| | |
|--|---|
| Owner/Applicant: | Attachments: |
| <u>Owner:</u> Daniel Thomas Edenvale Congregation of Jehovah's Witnesses 295 Tradewinds Drive #101 San Jose CA 95112 | Congregation Plan Draft Resolution Plan Set |

1188 Branham Kingdom Hall Building Project

295 Tradewinds Dr. #101 San Jose, CA. 95123

CONGREGATION PLAN

Re: File number # CP13-003

Project Name and Address:

Edenvale Congregation of Jehovah's Witnesses, San Jose, California, Inc.
(Ca. Corporate number C3447794, EIN#45-4776876)
1188 Branham Ave
San Jose, Ca. 95118

Mailing Address:

Edenvale Congregation
C/O Daniel Thomas
P.O. Box 53274
San Jose, Ca. 95153-0274

Jehovah's Witnesses hold meetings for worship twice each week. At these meetings, which are open to the public, we examine what the Bible says and how we can apply its teachings in our life. Most of our services include audience participation, much like a classroom discussion. Meetings begin and end with song and prayer. Meetings are attended by families, grandparents, parents, and children.

One evening each week, Jehovah's Witnesses meet at the Kingdom Hall for a three-part program that lasts a total of 1 hour and 45 minutes. Usually begins at 7:30 PM to 9:15 PM, which is during non-commute times. During the weekend we meet again at the Kingdom Hall for a two-part program that also last a total of 1 hour and 45 minutes.

You don't have to be one of Jehovah's Witnesses to attend our meetings. *We invite everyone from the community to come along. Seats are free. No collections are ever taken.*

Background of organization

There are currently 20 Kingdom Halls in the greater San Jose area; we have been looking for additional property in which to build a Kingdom Hall that would meet the city envision 2040 guidelines. We were directed by the City to this property as it would meet the zoning guidelines for religious assembly permit.

As follows are the proposed congregations names along with members associated with each according to auditoriums:

Auditorium A

Calero Hills = 72
Oak Grove = 50
Willow Glen = 88
Punjabi San Jose = 35

Auditorium B

Edenvale = 109
Perla Spanish = 118
Senter Spanish = 144

Operations schedule for Weekday and Weekend

Weekday Meetings

During the weekdays meetings will be held as follows. There will be *no meetings held on Friday nights*:

Auditorium A

Calero Hills = 72 members / Monday 7:30pm to 9:15pm

Oakgrove = 50 members / Tuesday 7:30pm to 9:15pm

Punjabi San Jose = 35 members / Wednesday 7:30pm to 9:15pm

Willow Glen = 88 members / Thursday 7:30pm to 9:15pm

Auditorium B

Edenvale = 109 members / Monday 7:30pm to 9:15pm

Perla Spanish = 118 members / Tuesday 7:30pm to 9:15pm

Senter Spanish = 144 members / Wednesday 7:30pm to 9:15pm

Weekend Meetings

Saturday

Auditorium A

Punjabi San Jose = 35 members / 10:00am to 10:45

Monthly cleaning of Kingdom Hall inside and out 1:00pm approximate 40 to 50 members

Sunday

Auditorium A

Calero Hills = 72 members / 10:00am to 11:45am

Oakgrove = 50 members / 12:30 am to 2:15pm

Willow Glen = 88 members / 4:00pm to 5:45pm

Auditorium B

Edenvale = 109 members / 9:00am to 10:45am

Perla Spanish = 118 members / 11:30am to 1:15pm

Senter Spanish = 144 members / 2:00 pm to 3:45pm

As you will notice there is one meeting on Saturday to meet the needs of that language community.

Maintenance of property

In order to maintain the Kingdom Hall in a clean and presentable fashion so as to not create a blemish to the neighborhood, nor to the property itself we will perform monthly cleaning of the inside of building and outside grounds. The cleaning usually takes 2 to 3 hours and is supported by 40 to 50 volunteer members.

Kingdom Hall usage

As noted above the Kingdom Hall will be used during weeknights and weekends during the specified timeframes all of which are during non-congestion hours for the surrounding neighborhood. There is no scheduled meetings on Friday evenings and only limited use on Saturdays.

Kingdom Hall Office

As the plan reflects that each Kingdom Hall has an office, the stated offices are used neither for financial nor business dealings, but are used for matters involving the spiritual care of the congregation members. The offices are only in use during regular meeting times, with only limited off-hours use by the congregation elders.

RESOLUTION NO. 13-

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to allow a religious assembly use (Branham Lane Kingdom Hall) within an existing vacant building with interior and exterior modifications, and minor site improvements on a 1.33 gross acres site in the CN Neighborhood Commercial Zoning District, located on the southeast corner of Branham Lane and Speak Lane (1188 Branham Lane).

FILE NO. CP13-003

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on January 14, 2013, an application (File Number CP13-003) was filed for a Conditional Use Permit for the purpose of allowing a religious assembly use (Branham Kingdom Hall) within an existing vacant building, with interior and exterior modifications, and minor site improvements on a 1.33 gross acres site, on that certain real property (hereinafter referred to as "subject property"), situated in the CN Neighborhood Commercial Zoning District, and located on the southeast corner of Branham Lane and Speak Lane (1188 Branham Lane) in the City of San José, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "Branham Lane Kingdom Hall, 1188 Branham Lane, San Jose California 95118" dated May 31, 2012. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSE AS FOLLOWS:

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The project site is located on the southeast corner of Branham Lane and Speak Lane (1188 Branham Lane).
2. The project site has a designation of Neighborhood/ Community Commercial on the adopted Envision San Jose 2040 General Plan Land Use/Transportation Diagram that supports religious assembly uses.
3. The project site is located in the CN Commercial Neighborhood Zoning District.
4. The subject site is approximately 1.33 gross acres.
5. The subject site is bounded by commercial and institutional uses to the west, residential uses to the south; residential and retail uses the east. The commercial uses are located to the north across Branham Lane.
6. The subject site consists of an existing 7,889 square feet warehouse building situated along Speak Lane provided with 57 parking spaces.
7. The existing retail center on the adjoining site was constructed around 1969 and prior Site Development Permits (File Numbers H75-061, H85-121, and H97-002) were approved for the two buildings on the subject site.
8. The two buildings on the subject site were used for storage purposes by the retail center (Orchard Supply Hardware) and have been vacant since early 2012.
9. The proposed religious assembly use replaces an existing storage use within the same building with minor interior and exterior modifications.
10. The proposed religious assembly use will be provided with two auditoriums for congregation each with 151 and 196 fixed seats in addition to library and office uses.
11. The project site requires a total number of 87 parking spaces based upon one (1) parking space per four (4) seats provided for assembly.
12. A total of eighty nine (89) off-street parking spaces are provided on the subject site.
13. Nine ordinance sized trees measuring between 56 and 75 inches, and ten non-ordinance sized trees are proposed to be removed as a part of this project and provided with new replacement trees.
14. Exterior modifications include addition of two entrance porches, new stucco finish on existing CMU walls and minor fenestration changes.
15. The proposed west and south entry porch features are unenclosed and provided with columns set on pedestals that support a pitched roof.

16. The proposed west and south entry porch features, new exterior stucco wall and trim finish are consistent with the design and materials of the existing surrounding buildings.
17. The proposed project maintains the original footprint and does not impact the vehicular or overall pedestrian circulation/access around the site.
18. Site modifications include the creation of a new parking lot on an existing paved area to the south of the subject site and new landscape enhancements.
19. The proposed project will remove sections of the existing eight foot tall pre-cast concrete wall along Speak Lane in order to enhance site visibility except for the rear wall sections along the residential uses.
20. The proposed hours of congregation are from 9:00 a.m. to 6:00 p.m. on weekends and 7:15 p.m to 9:15 p.m. on weekdays.
21. A community meeting conducted on March 18, 2013 at the John Muir Middle School had a total of 120 neighboring residents and parish members in attendance. All attendees were in favor of the proposed project.
22. The applicant has drafted a Congregation Plan, on file with the Department of Planning, Building and Code Enforcement, and has agreed to manage the congregation schedule to regulate the total number of parishioners on site at any given time.
23. The City of San Jose will require an irrevocable offer by the subject property owner to the adjoining property for a cross access easement access through the subject site onto Speak Lane so that the parking lots along Branham Lane are linked and driveways shared to improve traffic circulation and safety.
24. Under the provisions of Section 15301(e) (Existing Facilities) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project only involves minor interior improvements to the existing retail space. Minor entry porch features are proposed by this permit application.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed project is consistent with the adopted Envision San José 2040 General Plan of the City of San José.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA).

Further, the Planning Commission finds, based on the analysis of the above facts with respect to the Site Development Permit findings (Section 20.100.630), that:

1. The interrelationship between the orientation, location and elevations of the proposed buildings and structures and other uses onsite are mutually compatible and aesthetically harmonious per Facts 14, 15 and 16.
2. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood per Facts 14 and 16.

3. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties per Fact 24.
4. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood per Facts 13, 18 and 19.
5. Traffic access, pedestrian access and parking are adequate per Facts 11, 12, 18 and 23.
6. The application is consistent with the site's General Plan designation of Neighborhood Community Commercial per Fact 2.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - a. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - b. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and

- b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit pursuant to Title 20 of the San José Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **Conformance with Plans.** The use of this property shall conform to approved plans entitled, "Branham Lane Kingdom Hall, 1188 Branham Lane, San Jose California 95118" dated May 31, 2012 on file with the Department of Planning, Building and Code Enforcement.
4. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
5. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance, as defined above.
6. **Use Authorization.** This Conditional Use Permit authorizes religious assembly use within an existing facility (Branham Lane Kingdom Hall).
7. **Cross Access Easement.** The owner/developer of the subject property shall agree to provide an irrevocable offer for an easement that allows cross access on its property for ingress and egress to the adjoining property to the east located at 1130 Branham Lane, to the satisfaction of the Director of Planning Department. This easement shall be executed upon the approval of any development permit by the City on the adjoining properties (1130 Branham Lane).
8. **Permittee Responsibility.** The permittee shall ensure that the uses authorized by this Permit are implemented in conformance with all of the provisions of this Permit.
9. **Public Works Clearance:** Prior to the issuance of Building permits, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.
 - a. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
 - b. **Grading/Geology:**
 - i) A grading permit may be required prior to the issuance of a Public Works clearance.

- ii) The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
 - iii) All on-site storm drainage conveyance facilities and earth retaining structures shall be reviewed and approved under Public Works Grading and Drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval.
- c. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of site design measures, source controls, and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
- d. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
- e. **Street Improvements:**
 - i) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - ii) Upgrade wheelchair ramp at the southeast corner of Branham and Speak Lanes to current City standards.
 - iii) Close unused driveway cut on Speak Lane.
 - iv) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- f. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.

10. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San Jose Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws. Prior to the issuance of a building permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* The permit file number, CP13-003, shall be printed on all construction plans submitted to the Building Division.
11. **Fire Department Requirements.** The permittee shall meet all requirements of the Fire Department at the Building or Occupancy Permit stage as appropriate.
12. **Department of Transportation Clearance.** The permittee shall meet all traffic impact requirements to the satisfaction of the Director of Transportation.
13. **Hours of Operation.** The hours of operation are from 9:00 a.m. to 6:00 p.m. on weekends and from 7:30 p.m. to 9:15 p.m. on weekdays. The total number of parishioners will be managed through a Congregation Plan, on file with the Department of Planning, Building and Code Enforcement.
14. **Neighborhood Relations.** The religious assembly use on subject site shall work with any neighborhood group(s) or individual(s) in an effort to address any impacts the use may have on the neighboring community. An 8.5 x 11 inch window sign that is visible from the public side of the main sanctuary building shall be posted with the appropriate contact information.
15. **Noise.** All amplified sound shall be contained within the buildings and the buildings shall be adequately insulated to prevent sound from emanating outside.
16. **Nuisance.** This use shall be operated in a manner, which does not create a public or private nuisance. The property owner shall abate any such nuisance immediately upon notice, or City may do so under and pursuant to the applicable provisions of the San Jose Municipal Code.
17. **Tree removals.** No tree larger than 56 inches in circumference, at a height 24 inches above the natural grade slope, may be removed without a Tree Removal Permit issued by the Director of Planning. Nine ordinance size trees and ten non-ordinance size trees are proposed to be removed. The replacement trees shall be provided on site as indicated on plan.
18. **Landscaping.** Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner.
19. **Irrigation Standards.** The applicant shall install an adequately sized irrigation distribution system with automatic controllers in all areas to be landscaped that conforms and is consistent with the City of San Jose Landscape and Irrigation Guidelines.

20. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit incorporated by reference in this Permit in accordance with the San José, Municipal Code.
21. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
22. **Lighting.** On-site lighting shall be designed, controlled and maintained so that no light source is visible from outside of the property.
23. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed. Trash areas shall be maintained in a manner to discourage illegal dumping. The applicant shall ensure that there are provisions for frequent trash pick-ups as needed to avoid overflow.
24. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning pursuant to applicable sections of the San Jose Municipal Code.
25. **Building and Property Maintenance.** The owner shall maintain the property in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.
26. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
27. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.

28. Revocation, Suspension, Modification. This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Chapter 20.100, Title 20 of the San José Municipal Code, it finds:

- a. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. The use as presently conducted creates a nuisance.

ADOPTED and issued this **8th day of May 2013**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EDESA BIT-BADAL
Chairperson

ATTEST:

JOSEPH HORWEDEL
Director of Planning Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.



SAN JOSE

KINGDOM HALL OF JEHOVAH'S WITNESSES

1188 BRANHAM LANE
SAN JOSE, CA 95118

PROJECT DATA

EDENVALE CONGREGATION OF JEHOVAH'S WITNESSES
295 TRADEWINDS DRIVE, SPACE 101
SAN JOSE, CA 95123

CONTACT
DAVID MARON
3920 PRINCETON WAY
LIVERMORE, CA 94550
dmaron@aol.com

DANIEL THOMAS
295 TRADEWINDS DRIVE, SPACE 101
SAN JOSE, CA 95123
daniel.thomas1122@gmail.com

ASSESSOR'S PARCEL No.
PARCEL 569-01-099

BUILDING OCCUPANCY CLASSIFICATION
A3- ASSEMBLY

TYPE OF CONSTRUCTION
TYPE V-B

PARKING
PROPOSED PARKING 89
LOW-EMITTING, FUEL EFFICIENT AND
CARPOOL/VAN POOL SPACES 8
HANDICAP SPACES 6
TOTAL SPACES 89
BICYCLE RACK SPACES 5

SEATING CAPACITY
AUDITORIUM A 151
AUDITORIUM B 201

SITE COVERAGE

| | EXISTING AREA (SF) | PROPOSED AREA (SF) |
|--|-----------------------|-----------------------|
| BUILDINGS | 7,899 SF | 7,899 SF |
| PARKING & DRIVES | 50,041 SF | 33,993 SF |
| LANDSCAPING (INCLUDING SIDEWALKS AND WALLS) | | 16,048 SF |
| TOTAL | 57,940 SF | 57,940 SF |
| FAR | 13.63% | 13.63% |
| GROSS LOT AREA | 57,940 SF | 57,940 SF |

CONSULTANTS

| | | | |
|--------------------|--|---------------------|---|
| DESIGN COORDINATOR | DAVID MARON 3920 PRINCETON WAY LIVERMORE, CA 94550 dmaron@aol.com (510) 915-2573 | CIVIL ENGINEER | TERRY L. RUCKER 1089 LEO DRIVE SAN JOSE, CA 95129 t.l.rucker@att.net (408) 391-2401 LICENSE NUMBER C-23191 |
| ARCHITECT | NOLIE DELOS SANTOS 830 NORTH WHITE ROAD SAN JOSE, CA 95127 nolie830@yahoo.com (408) 687-5340 LICENSE NUMBER C-12681 | ELECTRICAL ENGINEER | KEVIN CONNELL 2853 OAKS DRIVE HAYWARD, CA 94542 kconnell.ee@gmail.com (510) 362-1758 |

ABBREVIATIONS

| | | | | | |
|----------|-----------------------|--------|---------------------------|--------|--------------------------|
| AFF | ABOVE FINISH FLOOR | FE | FIRE EXTINGUISHER | OPNG | OPENING |
| AFG | ABOVE FINISH GRADE | FE CAB | FIRE EXTINGUISHER CABINET | PED. | PEDESTAL |
| ALUM | ALUMINUM | FIN. | FINISH(ED) | PERP. | PERPENDICULAR |
| APPROX. | APPROXIMATE | FL | FLOOR | PL | PLATE |
| ARCH(L) | ARCHITECT(URAL) | FN | FIELD NAIL | PLBG | PLUMBING |
| BD | BOARD | FND | FOUNDATION | PLYWD | PLYWOOD |
| BLDG | BUILDING | FRP | FIBERGLASS REINFORCED | PT | PART |
| BLK | BLOCK | | PLASTIC | QT | QUARRY TILE |
| BLKG | BLOCKING (WOOD) | FT | FOOT, FEET | RAFT. | RAFTER(S) |
| BM | BEAM | FTG | FOOTING | REINF. | REINFORCING |
| BN | BOUNDARY NAIL | GA | GAUGE | REQD | REQUIRED |
| BOT | BOTTOM | GALV. | GALVANIZE(D) | RO | ROUGH OPENING |
| BRNG | BEARING | GYP.BD | GYPSUM BOARD | SECT. | SECTION |
| BTWN | BETWEEN | HC | HOLLOW CORE | SHT | SHEET |
| CARP | CARPET | H/C | HANDICAP(PED) | SIM. | SIMILAR |
| CAB,T | CABINET | HGT | HEIGHT | SC | SOLID CORE |
| CB | CATCH BASIN | HORIZ. | HORIZONTAL | SLDG | SLIDING |
| CJ | CONTROL JOINT | I.D. | INSIDE DIAMETER | SPEC | SPECIFICATION(S) |
| CL | CENTERLINE | INSUL | INSULATION | SF | SQUARE FOOT (FEET) |
| CLG | CEILING | INV. | INVERT | SS | STAINLESS STEEL |
| COL | COLUMN | JT | JOINT | STD | STANDARD |
| CMU | CONCRETE MASONRY UNIT | JST | JOIST | STL | STEEL |
| CONC. | CONCRETE | MATL | MATERIAL | STRUC. | STRUCTURAL |
| COMBO | COMBINATION | MAX. | MAXIMUM | SUSP. | SUSPENDED |
| CONT. | CONTINUOUS | MDF | MEDIUM DENSITY FIBERBOARD | T.O.M. | TOP OF MASONRY |
| CT | CERAMIC TILE | MECH. | MECHANICAL | T.O.S. | TOP OF STRUCTURE (STEEL) |
| DET. | DETAIL | MFG. | MANUFACTURING | TYP. | TYPICAL |
| DIA. | DIAMETER | MFR | MANUFACTURER | U.Q.N. | UNLESS OTHERWISE NOTED |
| DSP | DISPENSER | MIN. | MINIMUM | VCT | VINYL COMPOSITION TILE |
| DN | DOWN | MISC. | MISCELLANEOUS | VERT. | VERTICAL |
| DS | DOWNSPOUT | M.O. | MASONRY OPENING | VIF | VERIFY IN FIELD |
| DWG | DRAWING | MTL | METAL | VVC | VINYL WALL COVERING |
| EA | EACH | (N) | NEW | W | WIDE, WIDTH |
| ELEC. | ELECTRICAL | NIC | NOT IN CONTRACT | W/ | WITH |
| EL(EV.) | ELEVATION | O/ | ON, OVER | W/O | WITH OUT |
| EQ. | EQUAL | OA | OVERALL | WD | WOOD |
| EST. | ESTIMATE | c.c. | CN CENTER | WH | WATER HEATER |
| EXISTING | EXIST(,E) | O.D. | CUT DIAMETER | WS | WATER SOFTENER |
| FAU | FORCED AIR UNIT | OH | OVERHEAD | WWF | WELDED WIRE FABRIC |

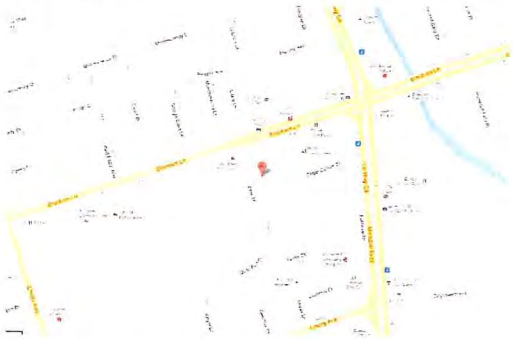
GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE LATEST ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL CODES AND ORDINANCES, ZONING AND PLANNING REGULATIONS, AND ANY CONDITIONS OF THE USE PERMIT. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT NON-CONFORMING WORK. ANY DISCREPANCIES SHALL BE RECONCILED PRIOR TO STARTING CONSTRUCTION ON THE AFFECTED WORK.
- ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE FEET DEEP.
- THE DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE GOVERNED BY THE DIMENSIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN AND BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
- EXIT DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE AND OPENED WITH NOT MORE THAN ONE OPERATION NOR REQUIRE ANY SPECIAL OPERATION OR EFFORT. (CBC 1003.3.1.8, & 1007.2.5)
- MAXIMUM OCCUPANCY SIGNS SHALL BE POSTED IN PUBLIC AREAS AS REQUIRED BY CBC 1007.2.6
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS ILLUMINATION SHALL BE NOT LESS THAN 1 FOOT CANDLE (FC) AT FLOOR LEVEL. (CBC 1003.2.9)
- EMERGENCY LIGHTING SHALL BE PROVIDED AT ALL EXITS AND IN RESTROOMS.
- ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FT OF A FIRE EXTINGUISHER, THE MINIMUM SIZE 2A10BC. (CBC 1002.1) FINAL LOCATIONS TO BE APPROVED BY THE FIRE MARSHALL.
- A FIRE DEPARTMENT LOCK BOX SHALL BE INSTALLED AS SPECIFIED BY SFMD. CONTACT AT 650/522-7945 FOR REQUIRED INFORMATION.
- FIRE SPRINKLER SYSTEM TEST/DRAIN SHALL DISCHARGE INTO THE SANITARY SEWER. DRAIN SHALL BE SIZED FOR MAXIMUM POTENTIAL FLOW UNDER PRESSURE.

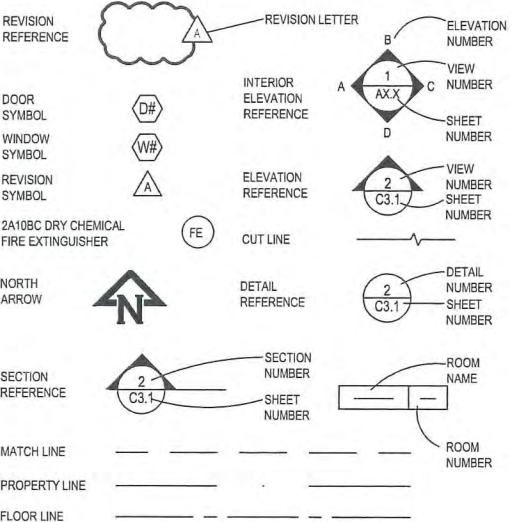
AERIAL MAP



VICINITY MAP



DRAWING SYMBOLS



SHEET INDEX

| | |
|--------|---------------------------------------|
| A0.1.0 | COVER SHEET PLAN |
| A2.0.1 | NEW FLOOR PLAN |
| A3.0.1 | EXTERIOR ELEVATIONS - WEST |
| A3.0.2 | EXTERIOR ELEVATIONS - EAST |
| A3.0.3 | EXTERIOR ELEVATIONS - NORTH & SOUTH |
| A3.0.4 | EXTERIOR ELEVATIONS - TRASH ENCLOSURE |
| A3.0.5 | LANDMARK SIGNAGE |
| C1.0.1 | SITE PLAN |
| C1.0.2 | GRADING AND DRAINAGE PLAN |
| C1.0.3 | PAVEMENT REMOVAL PLAN |
| C1.0.4 | SITE SECTIONS |
| C1.0.5 | PLAT MAP |
| C1.0.6 | STORM WATER CONTROL DOCUMENTATION |
| C1.0.7 | STORM WATER CONTROL PLAN |
| C1.0.8 | STORM WATER CONTROL PLAN |
| C1.0.9 | STORM WATER CONTROL PLAN |
| E1.0.1 | EXTERIOR LIGHTING PLAN |
| L3.0.0 | CONCEPTUAL LANDSCAPE PLAN |
| L3.0.1 | PLANTING PLAN |
| L3.0.2 | PLANTING PLAN |
| L5.0.1 | ARBORIST REPORT |
| L5.0.2 | ARBORIST REPORT |

APPLICABLE CODES

2010 CALIFORNIA ADMINISTRATIVE CODE (CAC)
2010 CALIFORNIA BUILDING CODE (CBC) VOLUMES 1 & 2
(2006 EDITION INTERNATIONAL BUILDING CODE WITH 2010 CA AMENDMENTS)
2010 CALIFORNIA ELECTRICAL CODE
(2005 EDITION NATIONAL ELECTRICAL CODE WITH 2010 CA AMENDMENTS)
2010 CALIFORNIA MECHANICAL CODE (CMC)
(2006 EDITION IAPMO UNIFORM MECHANICAL CODE WITH 2010 CA AMENDMENTS)
2010 CALIFORNIA PLUMBING CODE (CPC)
(2006 EDITION IAPMO UNIFORM PLUMBING CODE WITH 2010 CA AMENDMENTS)
2010 CALIFORNIA ENERGY CODE
(2005 EDITION CALIFORNIA ENERGY COMMISSION BUILDING ENERGY EFFICIENCY STANDARDS)
2010 CALIFORNIA FIRE CODE (CFC)
(2006 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CA AMENDMENTS)
2010 CALIFORNIA REFERENCED STANDARDS CODE

SCOPE OF PROJECT

CONSTRUCT NEW 5,000 SQ FT BUILDING WITH 600 SQ FT RESIDENCE AND NEW PARKING LOT AND LANDSCAPE.

- EXTERIOR IMPROVEMENTS
 - REMOVE STOREFRONT APPEARANCE, ADD OBSCURE BLOCK WINDOWS, ADD INGRESS/EGRESS PORTICOS, ADD FAUX ROCK AT SELECTED LOCATIONS, STUCCO BOTH EXISTING STRUCTURES TO MATCH.
 - ONSITE IMPROVEMENTS INCLUDE BUT ARE NOT LIMITED TO: ADDITIONAL LANDSCAPE FEATURES, PARKING LOT ISLAND IMPROVEMENTS, PARKING LOT STRIPING IMPROVEMENTS, LIGHTING IMPROVEMENTS, PERIMETER ORNAMENTAL FENCING, FACILITY SIGNAGE.
- INTERIOR IMPROVEMENTS
 - TWO ASSEMBLY AUDITORIUMS OF 201 AND 140 NON-FIXED SEATS
 - CONSTRUCT MEN'S, WOMEN'S, & FAMILY RESTROOMS
 - CONSTRUCT TWO AUXILIARY SEATING AREAS OF 21 NON-FIXED SEATS EACH.

SPECIAL INSPECTIONS

- REINFORCING STEEL USED IN STRUCTURAL CONCRETE
- STRUCTURAL CONCRETE
- WELDED STRUCTURAL STEEL
- EPOXY ANCHORS (AS APPLICABLE)
- FOUNDATION WORK

DEFERRED SUBMITTALS

IRRIGATION PLAN

PLAN SET NOTES

THESE PLANS ARE NOT INTENDED TO BE USED FOR CONSTRUCTION, BUT TO PROVIDE SUFFICIENT CLARITY OF SCOPE AND PROVIDE A REPRESENTATIVE SAMPLE TO THE SCOPE OF DEVELOPMENT PROJECT.

California Region #7
Design Team



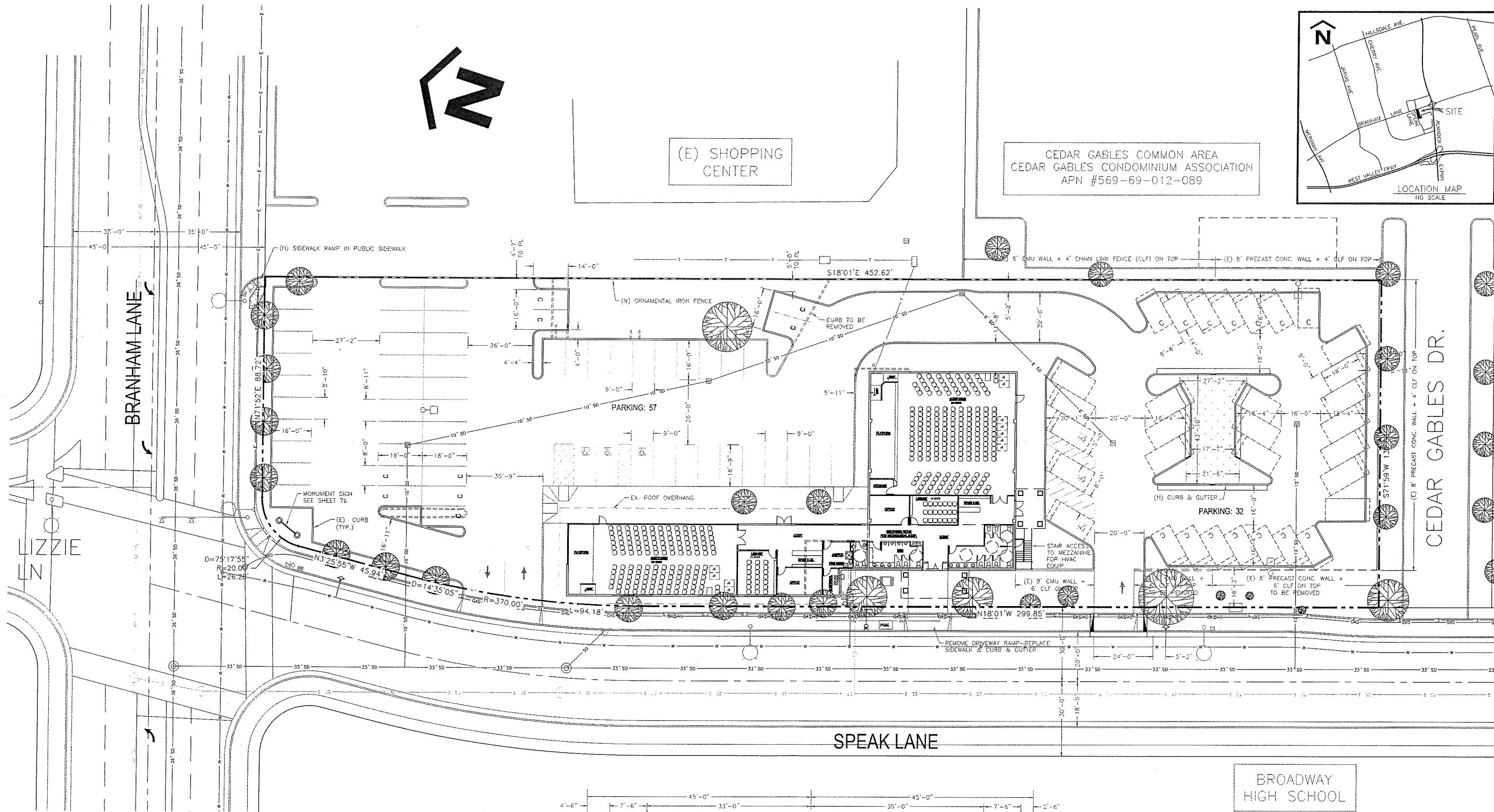
COVER SHEET

BRANHAM LANE KINGDOM HALL
1188 BRANHAM LANE
SAN JOSE, CALIFORNIA, 95118

| | |
|---------------------|---------------|
| SHEET TITLE | PROJECT TITLE |
| DRAWN BY: KP | QCD BY: |
| SCALE: AS NOTED | |
| DATE: 05-31-2012 | |
| FILE: blsj-A010.dwg | |
| SHEET NO. | |

A0.1.0

CP13-003



NOTES:
1. PROPERTY AREA: 1.330 ±Ac
(57,940 SF)

2. DWELLING UNITS: NONE

3. GROSS AREAS:
EXISTING: 8,245 SF
PROPOSED: 8,245 SF

4. NET AREAS:
EXISTING:
BUILDING A 3,276 SF
BUILDING B 4,613 SF
TOTAL 7,889 SF

PROPOSED:
AUDITORIUM 1 2,199 SF
AUDITORIUM 2 3,104 SF
COMMON AREA 2,586 SF
TOTAL 7,889 SF

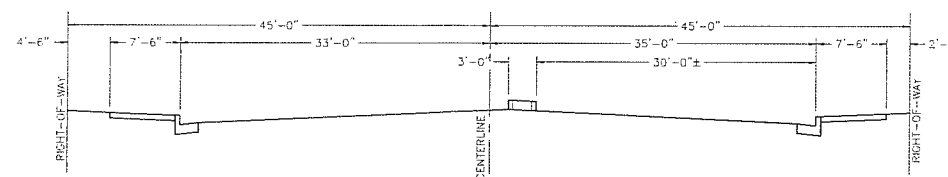
NOTES CONT:

5. PARKING SPACES:
EXISTING: 51
PROPOSED: 89

6. PROPERTY COVERAGE FOR:
BUILDING 8,245 SF 14%
OFF-STREET PARKING 33,993 SF 59%
WALKS 2,527 SF 4%
LANDSCAPE 13,175 SF 23%
TOTAL 57,940 SF 100%

7. RESIDENTIAL DENSITY: N/A

8. NO EASEMENTS EXISTING OR PROPOSED



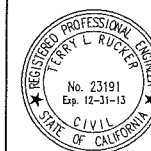
BROADWAY
HIGH SCHOOL

SITE PLAN

SCALE: 1" = 20'

California Region #7
Design Team

Christopher Johnson - Project Development
1411 Alameda Lane
San Ramon, CA 94583
Phone: 925-372-5722
Email: chris@csdgroup.com

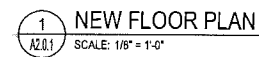


SITE PLAN

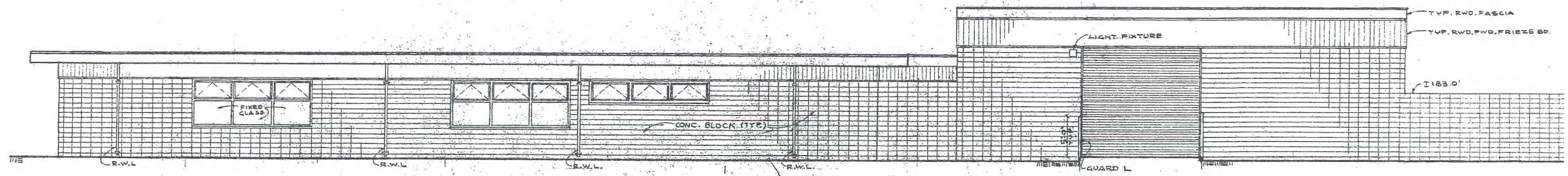
BRANHAM LANE KINGDOM HALL
1188 BRANHAM LANE
SAN JOSE, CALIFORNIA, 95118

DRN: TLR
SCALE: AS SHOWN
DATE: 04-29-2013
FILE: bldg-C101.dwg
SHEET: C1.0.1

C1.0.1



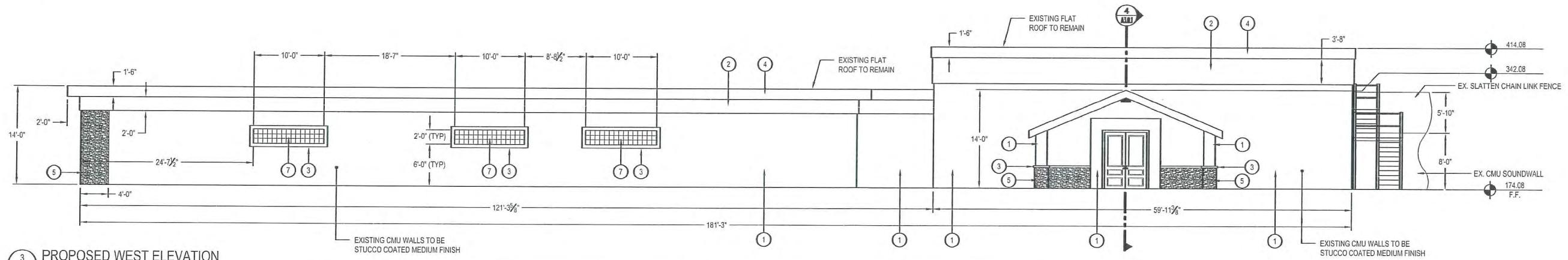
TOTAL GROSS FLOOR AREA: 8,245 SF



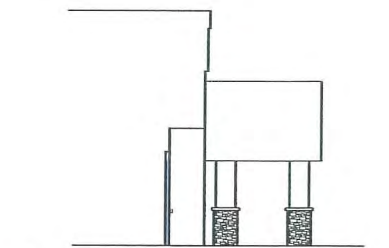
1
A3.0.1
EXISTING WEST ELEVATION
SCALE: NONE



2
A3.0.1
CURRENT WEST ELEVATION - PHOTO
SCALE: NONE



3
A3.0.1
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



4
A3.0.1
SECTION A
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

- 1 STUCCO WALLS: MEDIUM FINISH PAINTED - KELLY MOORE, CHADWICK #217.
- 2 STUCCO FACIA: MEDIUM FINISH PAINTED - KELLY MOORE, METRO #75.
- 3 STUCCO TRIM: MEDIUM FINISH PAINTED - KELLY MOORE, MALIBU BEIGE #216.
- 4 WOOD TRIM: PAINTED - KELLY MOORE, METRO #75.
- 5 STONE ACCENTS: MESA LEDGE STACKED STONE, DALTILE, MYSTIC SILVER #MS82.
- 6 ROOF: STANDING SEAM SEAL, ULTRA SEAM, CHARCOAL GREY.
- 7 WINDOW: PACIFIC GLASS BLOCK WINDOW.

California Region #7
Design Team

David March - Project Development
3520 Pinetree Way
Livermore, CA 94550
Phone: (925) 83-2573
Email: dmarch@dm.com



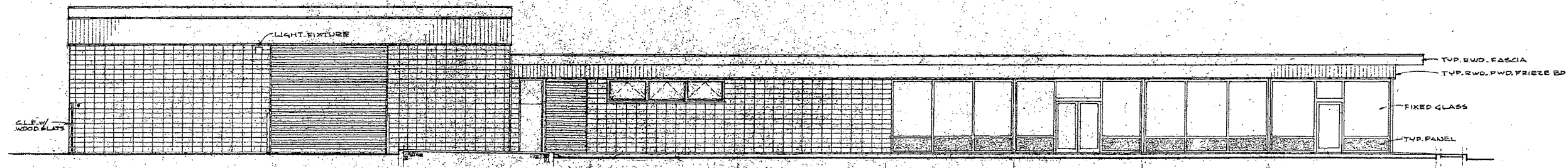
EXTERIOR ELEVATIONS - WEST

BRANHAM LANE KINGDOM HALL
1188 BRANHAM LANE
SAN JOSE, CALIFORNIA, 95118

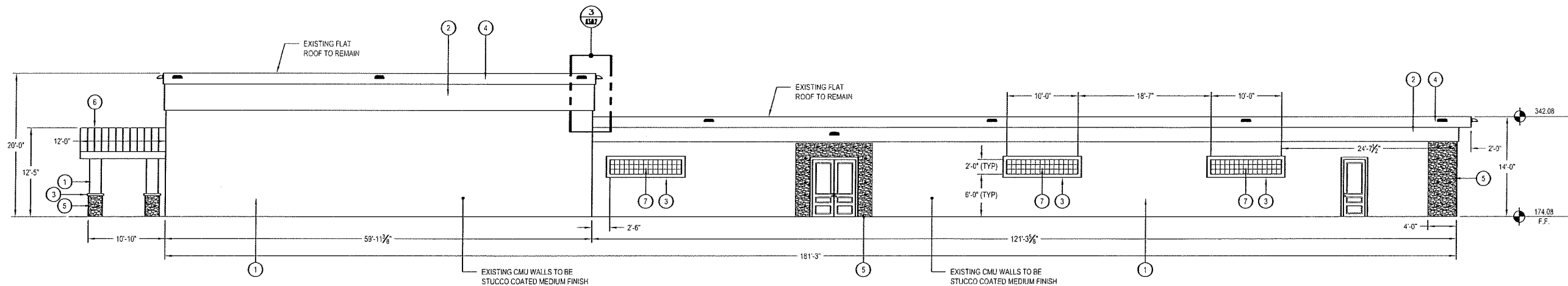
SHEET TITLE

| | | | |
|-----------|---------------|--------|--|
| DESIGN BY | KP | CHK BY | |
| SCALE | AS SHOWN | | |
| DATE | 05-31-2012 | | |
| FILE | blsj-a301.dwg | | |
| SHEET NO. | | | |

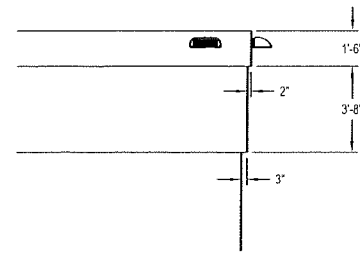
A3.0.1



1 EXISTING EAST ELEVATION
SCALE: NONE



2 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 ROOF CORNER DETAIL
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

- 1 STUCCO WALLS: MEDIUM FINISH PAINTED - KELLY MOORE, CHADWICK #217.
- 2 STUCCO FACIA: MEDIUM FINISH PAINTED - KELLY MOORE, METRO #75
- 3 STUCCO TRIM: MEDIUM FINISH PAINTED - KELLY MOORE, MALIBU BEIGE #216.
- 4 WOOD TRIM: PAINTED - KELLY MOORE, METRO #75
- 5 STONE ACCENTS: MESA LEDGE STACKED STONE, DALTILE, MYSTIC SILVER #MS82.
- 6 ROOF: STANDING SEAM SEAL, ULTRA SEAM, CHARCOAL GREY.
- 7 WINDOW: PACIFIC GLASS BLOCK WINDOW.

| BY | DATE | REVISION |
|----|------|----------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**California Region #7
Design Team**

David Mann - Project Development
3020 Princeton Way
Livermore, CA 94550
Phone: (510) 915-2573
Email: dmann@dmad.com

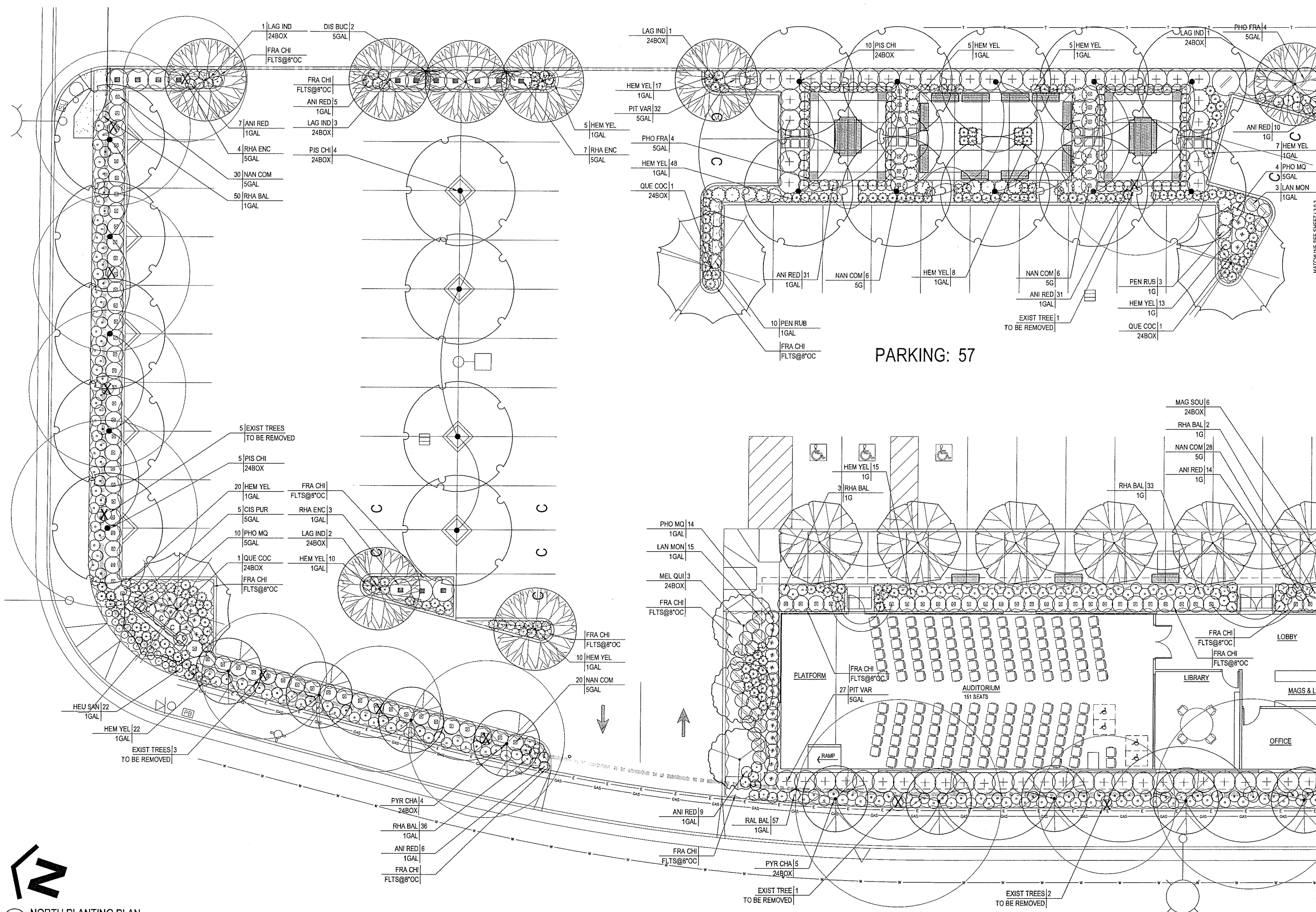


EXTERIOR ELEVATIONS - EAST

BRANHAM LANE KINGDOM HALL
1188 BRANHAM LANE
SAN JOSE, CALIFORNIA, 95118

| | | |
|-----------------|------------------|---------------------|
| SHEET TITLE | DWG: KP | DWG: KP |
| SCALE: AS SHOWN | DATE: 05-31-2012 | FILE: blsj-a302.dwg |
| SHEET NO. | | |

A3.0.2



1 NORTH PLANTING PLAN
SCALE: 1/8" = 1'-0"

PARKING: 57

| | |
|------|--|
| BY | |
| DATE | |
| NO | |

California Region #7
Design Team

Christopher Johnson - Project Development
1411 Arden Lane
San Ramon, CA 94582
Phone: (925) 372-3122
Email: cpj302@gmail.com

REGISTERED PROFESSIONAL ENGINEER
TERRY L. RUCKER
No. 23191
Exp. 12-31-11
CIVIL
STATE OF CALIFORNIA

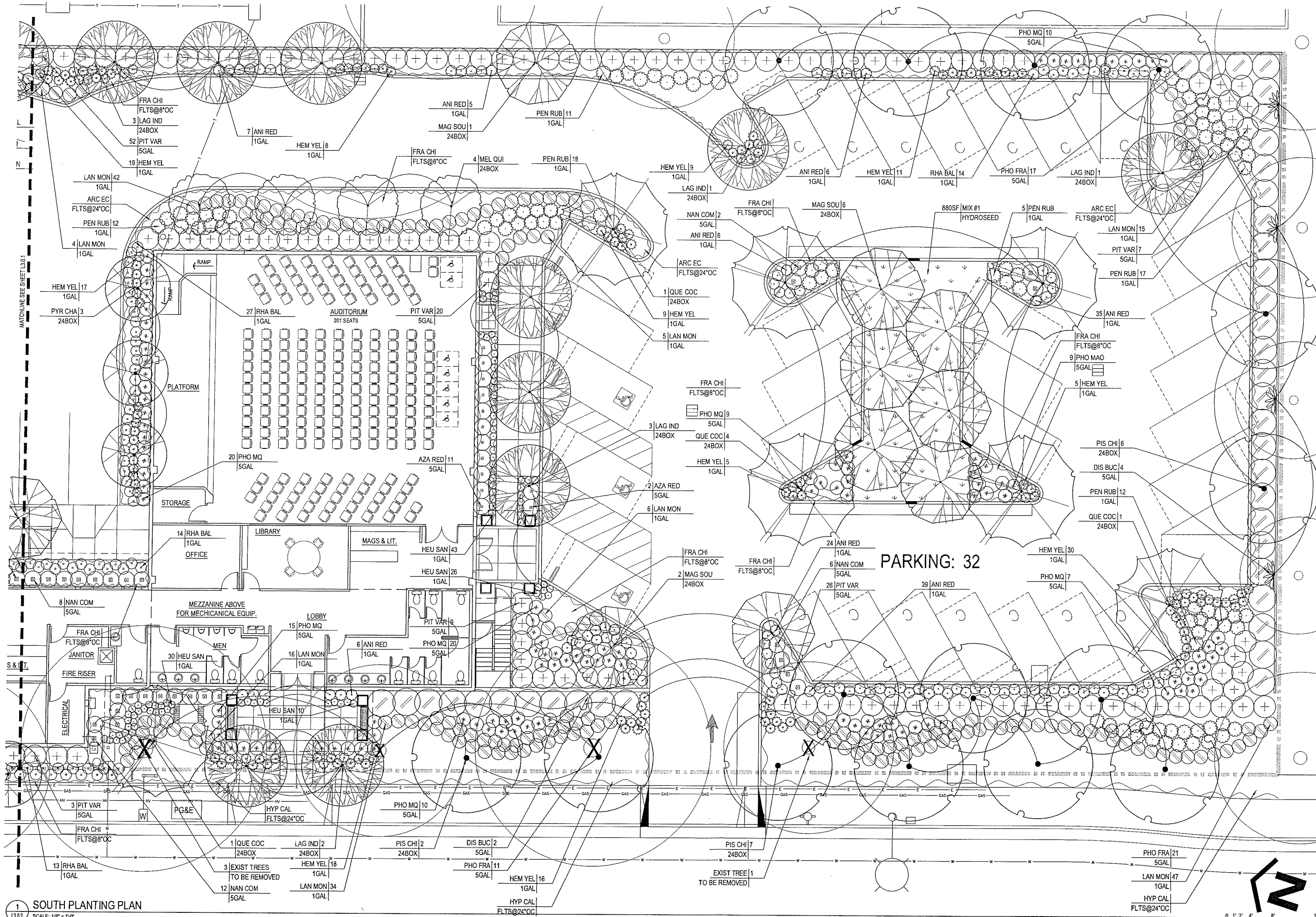
NORTH PLANTING PLAN

BRANHAM LANE KINGDOM HALL
1188 BRANHAM LANE
SAN JOSE, CALIFORNIA, 95118

PROJECT TITLE

| | | | |
|-----------|-----------------|---------|-----|
| OWN BY: | WWC/JMC | DES BY: | WWC |
| SCALE: | 1/8" = 1'-0" | | |
| DATE: | 04-29-2013 | | |
| FILE: | blsj-L301cd.dwg | | |
| SHEET NO. | | | |

L3.0.1



1 SOUTH PLANTING PLAN
SCALE: 1/8" = 1'-0"

| | |
|--|--------------------------------------|
| California Region #7 Design Team | |
| Christopher Johnson - Project Development 4417 Atlanta Lane San Ramon, CA 94582 Phone: 925-398-9722 Email: cjohnson@cmtd.com | |
| REGISTERED PROFESSIONAL ENGINEER TERRY L. RUCKER No. 23191 Exp. 12-31-11 CIVIL STATE OF CALIFORNIA | |
| SOUTH PLANTING PLAN | |
| BRANHAM LANE KINGDOM HALL 1188 BRANHAM LANE SAN JOSE, CALIFORNIA, 95118 | |
| DRAWN BY: WC/JMC SCALE: 1/8" = 1'-0" DATE: 04-29-2013 FILE: blsj-L302cd.dwg SHEET NO. | DESIGNED BY: WC/JMC PROJECT TITLE |
| L3.0.2 | |

Submitted To:

1188 Branham Lane
San Jose, California

1188 Branham Lane
San Jose, California

Robert Booty, Registered Member
The American Society of Consulting Arborists
ISA Certified Arborist WC-4286
July 4, 2012

| | |
|-------------------------------------|-------|
| Assignment | 3 |
| Observations | 3 |
| Discussion / Conclusion | 8 |
| Site map | 7 |
| Tree inventory | 3 |
| Existing tree photos | 4,5,6 |
| New tree recommendation photos | 8 |
| New tree planting instructions | 9 |
| Recommended irrigation design | 9 |
| Recommendations | 10 |
| Assumptions and Limiting Conditions | 11 |
| Certification of Performance | 12 |

Robert Booty Registered Consulting Arborist #87
Copyright © 2012 Arborist OnSite® Horticultural Consulting All Rights Reserved

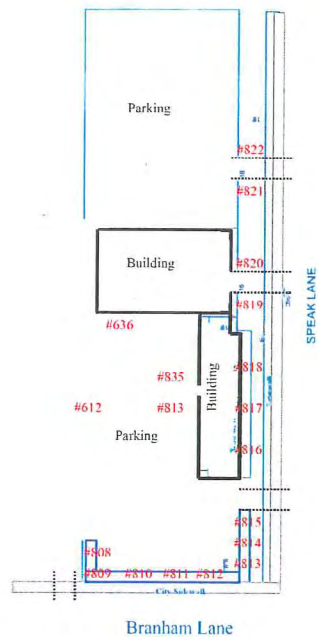
I have been retained by Danny Thomas who is coordinating the remodeling of these structures and landscaping located at 188 Branham Lane San Jose, California through the regional building committee of Jehovah's Witnesses. I have been requested to create an inventory of all the trees on the property. I am to evaluate their health and structure, then determine which trees will add value to the property and which ones are liabilities. Trees recommended for removal a replacement tree will be suggested.

I visited the property June 7, 2012 the following is an inventory of all the trees on the property. Numbered metal tags were placed on each tree for identification purposes. Each tree was evaluated as to its current health at the time of my visit. A numbering system was used to evaluate the health of trees having a trunk diameter of 4in. or greater Using a method of 1 to 10, 1 indicated the tree was dead and 10 indicated that the tree was in excellent health. The grading method involved different aspects of tree health such as; root disease, decay, dead wood, insect infestation, tree structure and interference with utilities, buildings and overall decline.

| Tree Tag | Common Name / Botanical Name | Tree Height (m) | Trunk Diameter (cm) | Height (m) | Health Rating | Bark Exfoliating Time | Significant Plant Part Used | Observation / Comments |
|----------|---|-----------------|---------------------|------------|---------------|-----------------------|--|----------------------------|
| R22 | Japanese Zelkova / <i>Zelkova serrata</i> | 18m | 350 | 2 | no | no | Chinese Petchiao, Chinese Petchiao | The tree is nearly dead. |
| R21 | Japanese Zelkova / <i>Zelkova serrata</i> | 20m | 300 | 3 | no | no | Chinese Petchiao | Most of the crown is dead. |
| R20 | Japanese Zelkova / <i>Zelkova serrata</i> | 18m | 300 | 6 | no | no | Chinese Petchiao | Indicator of root disease. |
| R19 | Japanese Zelkova / <i>Zelkova serrata</i> | 24m | 350 | 6 | no | no | Chinese Petchiao | Some crown dieback. |
| R18 | Raywood Ash / <i>Fraxinus excelsior</i> | 15m | 350 | 4 | no | no | East Dragon Japanese Maple | Indicator of root disease. |
| R17 | Raywood Ash / <i>Fraxinus excelsior</i> | 15m | 350 | 4 | no | no | East Dragon Japanese Maple | Some crown dieback. |
| R16 | Raywood Ash / <i>Fraxinus excelsior</i> | 15m | 350 | 4 | no | no | East Dragon Japanese Maple | Conflict with building. |
| R15 | Japanese Zelkova / <i>Zelkova serrata</i> | 18m | 250 | 5 | no | no | Multi-stem Crapemyrtle | Conflict with building. |
| R14 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 250 | 5 | no | no | Multi-stem Crapemyrtle | Conflict with building. |
| R13 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 300 | 4 | no | no | Multi-stem Crapemyrtle | Indicator of root disease. |
| R12 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 300 | 4 | no | no | Multi-stem Crapemyrtle | Some crown dieback. |
| R11 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 300 | 4 | no | no | Multi-stem Crapemyrtle | Very poor structure. |
| R10 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 300 | 5 | no | no | Multi-stem Crapemyrtle | Some crown dieback. |
| R09 | Japanese Zelkova / <i>Zelkova serrata</i> | 15m | 350 | 5 | no | no | Multi-stem Crapemyrtle | Some crown dieback. |
| R08 | Australian Willow / <i>Geijera parvifolia</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R07 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R06 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R05 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R04 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R03 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R02 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |
| R01 | Silver Birch Tree / <i>Betula pendula</i> | 12m | 150 | 5 | no | no | Alexa tree is supposed to support a tree | Some crown dieback. |

Robert Boery Registered Consulting Arborist 487
Copyright © 2012 Arborist OnSite® Horticultural Consulting All Rights Reserved

Robert Booty Registered Consulting Arborist 487
Copyright © 2012 Arborist OnSite® Horticultural Consulting All Rights Reserved



The trees on this site are overly mature and drought stressed, their canopies contain various degrees of branch die-back which when corrected will in some cases distort the tree from its natural structure and shape. The species existing on the site were not initially the best choice; their root structures are now beginning to damage the sidewalks, asphalt and curbs in the parking islands.

Since this property is undergoing a complete renovation that also will include the outside landscaping, My recommendation of removing all of the trees takes that into consideration. These mature trees have established extensive root systems throughout the landscaped areas, with the majority of these roots being located within the first eight inches of soil. This would prohibit any excavation within or around the canopy of the trees; it would also prevent the trenching and installation of irrigation lines during the redesign of the irrigation system.

The tree species I have recommended for replacement on this site are ones that have moderate to slow growth habits and do not have a history of hardscape damage.



Using a variety of trees such as these, would provide blooms from early spring through fall.

I am recommending the installation of 24in. box trees to provide a more mature look since these are slow growing trees. The exception would be the Jacaranda tree a 36in. box tree would be more appropriate. Jacaranda trees are especially subject to frost damage when they are young, a larger tree can withstand the cold temperatures more successfully. A larger planting area should be designed for the Jacaranda tree using *Cornell structural soil* in the planting pit. This will provide a better growing medium and will encourage a deeper root development with less surface roots damaging the asphalt at the tree matures.

Recommended planting instructions

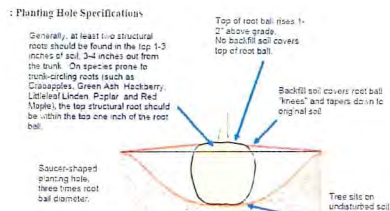


Figure 11. Planting hole criteria to promote rapid root establishment, reducing post-planting stress.

Recommended Irrigation Design



Using a soaker hose, configured in a circle over the root ball.

Trees should have a separate irrigation line.

- *Shrub spray heads in the landscape should be configured in such a way as to not spray the trunks of trees. This predisposes the trees to disease.

Install 2-3in. wood chips on top as a mulch but not allowing the chips to touch the trunk of the tree.

Recommendations

Remove all of the existing trees on the site, they are drought stressed and the majority is diseased. Additionally I feel the existing trees will not survive the renovation of the old landscaping. All replacement trees should be 24in. box trees with the exception of the Jacaranda tree which should be a 36in. box tree.

A resource for the maples; www.maplesforallseasons.com

Assumptions and Limiting Conditions

1. Any legal description provided to the appraiser or consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser or consultant can neither guarantee nor be responsible for accuracy of information provided by others, information not provided or disclosed.
3. The appraiser or consultant shall not be required to give testimony or to attend court by reason of this appraisal or consultation/reports unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal or report/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser or consultant.
6. This report and the values expressed herein represent the opinion of the appraiser or consultant, and the appraiser's or consultants fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. No tree described in this report was climbed, unless otherwise stated. Arborist OnSite® cannot assume responsibility for any defects which could only have been discovered by climbing. A full root collar or root crown inspection, consisting of excavating the soil around the tree to uncover hidden defects or disease involving the root collar and major buttress roots, was not performed, unless otherwise stated. Arborist OnSite® cannot accept responsibility for any root defects which could only have been discovered by such an inspection.

Consulting Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and cannot be detected by visual inspection. A tree may be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Certification of Performance

I, Robert Boony, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the terms and conditions;
- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Member of the American Society of Consulting Arborists, and I am an International Society of Arboriculture Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 44 years.

Signed: Robert Booty

Digitally signed by Robert Booy
DN: cn=Robert Booy, o=Arbeostat Online, Inc., c=
en-us, email=robert.booy@arbest.com, ou=IT,
Date: 2012.07.31 09:48 -07'00'

Date: July 31, 2012

| | | | |
|---------------------|-------------|---|--|
| SHEET TITLE | | PROJECT TITLE | |
| ARBORIST REPORT | | BRANHAM LANE KINGDOM HALL 1188 BRANHAM LANE SAN JOSE, CALIFORNIA, 95118 | |
| DRAWN BY: KP | CHECKED BY: | | |
| SCALE: AS NOTED | | | |
| DATE: 05-31-2012 | | | |
| FILE: blsj-L502.dwg | | | |
| SHEET No: | | | |

L5.0.2